

097.0

Map

0003

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,834,800 /

USE VALUE: 1,834,800 /

ASSESSed: 1,834,800 /

Total Card /

Total Parcel

1,834,800

1,834,800

1,834,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Owner 1:	PRIVITERA FRANK D JR/TR				
Owner 2:	40 HUTCHINSON RD REALTY TRUST				
Owner 3:					
Street 1:	59 UNION SQUARE				
Street 2:					
Twn/City:	SOMERVILLE				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02143	Type:			

PREVIOUS OWNER

Owner 1:	KREPELKA PAUL M -		
Owner 2:	-		
Street 1:	40 HUTCHINSON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 17,990 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Brick Exterior and 4373 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17990		Sq. Ft.	Site		0	70.	0.67	4			View	25					839,733						839,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17990.000	987,800	7,300	839,700	1,834,800
Total Card	0.413	987,800	7,300	839,700	1,834,800
Total Parcel	0.413	987,800	7,300	839,700	1,834,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	419.62	/Parcel:	419.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	987,500	7300	17,990.	839,700	1,834,500	1,834,500	Year End Roll	12/18/2019
2019	101	FV	724,000	8100	17,990.	839,700	1,571,800	1,571,800	Year End Roll	1/3/2019
2018	101	FV	724,000	8100	17,990.	719,800	1,451,900	1,451,900	Year End Roll	12/20/2017
2017	101	FV	724,000	8100	17,990.	671,800	1,403,900	1,403,900	Year End Roll	1/3/2017
2016	101	FV	724,000	8100	17,990.	575,800	1,307,900	1,307,900	Year End	1/4/2016
2015	101	FV	740,400	8800	17,990.	515,800	1,265,000	1,265,000	Year End Roll	12/11/2014
2014	101	FV	498,100	8800	17,990.	477,500	984,400	984,400	Year End Roll	12/16/2013
2013	101	FV	498,100	8800	17,990.	455,300	962,200	962,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREPELKA PAUL M	64004-418		7/31/2014		1,300,000	No	No		
LEPORE JOHN J &	56935-73		6/1/2011		925,000	No	No		
	13063-285		9/23/1976		70,000	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREPELKA PAUL M	64004-418		7/31/2014		1,300,000	No	No		
LEPORE JOHN J &	56935-73		6/1/2011		925,000	No	No		
	13063-285		9/23/1976		70,000	No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREPELKA PAUL M	64004-418		7/31/2014		1,300,000	No	No		
LEPORE JOHN J &	56935-73		6/1/2011		925,000	No	No		
	13063-285		9/23/1976		70,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	430	Redo Bat	2,500					
6/6/2013	813	Manual	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
6/27/2012	External Ins	BR	B Rossignol
3/30/2009	Meas/Inspect	189	PATRIOT
3/26/2004	Inspected	BR	B Rossignol
11/6/2000	Hearing N/C		
10/15/1999	Meas/Inspect	264	PATRIOT
8/28/1991		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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